

**MINUTES OF TALBOT COUNTY HISTORIC PRESERVATION COMMISSION**  
**MONTHLY MEETING**

**14 November 2016**

**I. ROLL CALL**

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 4:00 PM on Monday, 14 November 2016. Those members in attendance were Ms. Marsha Kacher, Chairperson; Dr. Dorothy Fenwick, Mr. Ronald Mitchell, Mr. Robert Amdur and Mr. Victor MacSorley. Ms. Cynthia Schmidt and Mr. Robert Mueller were not in attendance. Representing the County was Ms. Florence Ball. Also present was Ms. Karen Footner, a part-time resident of Neavitt who attended on behalf of a large number of other residents who are concerned about the impending demolition of the Neavitt Store.

**II. CURRENT BUSINESS**

- A. REVIEW THE MINUTES OF THE 11 OCTOBER 2016 TCHPC MEETING – The minutes of the meeting which convened on 11 October 2016 were read. Ms. Marsha Kacher asked if there were any exceptions to the minutes as presented. Since there were no corrections, Mr. Victor MacSorley moved to approve the minutes as read. The motion was seconded and unanimously carried.
- B. MHT HAZARD MITIGATION PROJECT UPDATE: PROJECT PROGRESS REPORT – Ms. Marsha Kacher reported that from 17 October to 20 October 2016, AECOM made site visits to the four communities covered by the MHT grant. By 11 November 2016 AECOM completed photographic documentation of the historic structures and the MIHP forms. AECOM will be forwarding sometime this week an invoice for the work they have completed to date. Ms. Florence Ball said she is working on the first Interim Performance Report while dividing her time to work on it with other time-sensitive work, and plans to be able to submit it to MHT by Monday, 21 November 2016.
- C. EASTERN VILLAGES DOCUMENTATION UPDATE – LETTER TO ELIZABETH BECKLEY – Since the October TCHPC's meeting there has been no contact with Ms. Elizabeth Beckley, even though Ms. Cynthia Schmidt had tried several times to reach her by telephone. Mr. Ron Mitchell said he felt that too much time has elapsed since the final payment was made to Ms. Beckley, and that it is time to get the County Office of Law involved in sending her another letter by certified mail. Ms. Florence Ball advised that she has contacted Anthony (Tony) Kupersmith, who is the assistant attorney with the Office of Law, and that she explained the situation to him and sent him all of the correspondence and documentation relating to the contracted project. Mr. Kupersmith told her he would be willing to discuss the matter with the County Attorney, Michael Pullen, and he would also need to meet with the Commissioners to get more details. Ms. Ball said she had invited him to attend today's meeting to discuss the issue, but to date had not heard whether or not he would be attending the meeting. Mr. Mitchell volunteered to contact the Office of Law to get things moving.

*Motion: Dr. Dorothy Fenwick moved to let Mr. Ron Mitchell proceed with coordinating with the County Attorney to get this matter resolved. Mr. Victor MacSorley seconded the motion and it was carried unanimously.*

- D. UPDATE ON IMPENDING DEMOLITION OF THE DWELLING AT 26988 PRESQUILE ROAD AND COUNTY-ORDERED DEMOLITION OF THE NEAVITT STORE – Ms. Marsha Kacher reported that Ms. Cynthia Schmidt visited the 26988 Presquile Road site on 8 November 2016 and successfully photo-documented the house.

Ms. Marsha Kacher invited Ms. Karen Footner, who is a part-time resident of Neavitt, to present her concerns about the impending demolition of the Neavitt Store. Ms. Footner introduced herself and talked about the importance of the structure known as the Neavitt Store, noting that it is on the National Trust list of important structures. The store has been vacant for a number of years, and the owner of the land on which it sits has allowed it to deteriorate into a state of disrepair. Talbot County recently issued an abatement order to demolish the structure because it is deemed to be a hazardous structure. Ms. Footner described the building, explaining that it is on private property owned by a gentleman who lives in Annapolis. She said the owner is not at all interested in rehabilitating the structure which is in very bad condition. She explained that a large number of residents are interested in saving the store to possibly relocate it to the park in Neavitt, and that she wants to try to raise the money to do it. It was discussed that she needs to get a non-profit organization involved to sponsor the funding. The Commissioners suggested that she contact Preservation Maryland to get them involved, and that she write a letter to the County asking to delay the demolition. Ms. Florence Ball suggested that Ms. Footner gather some documentation regarding the history of the store and its cultural significance in the village of Neavitt, including a site plan of the current location of the store, as well as a site plan of the park depicting where the store might be located. It was further suggested that she make an appointment for a pre-application meeting with the Planning officer and other county staff to discuss the project and the options that might be available to facilitate the project. Ms. Footner said she would follow up on that suggestion, and thanked the Commissioners for their interest in her endeavor to save the store.

- E. OCTOBER SITE VISIT AT DONCASTER (T-178) – Ms. Marsha Kacher said she, along with Ms. Cynthia Schmidt and Mr. Robert Amdur, visited Doncaster on 19 October 2016. The house and property was found to be in pristine condition overall, including the new pier, which had been recently replaced. It was noted that the front porch ceiling, which was cited for repair in 2014, has been appropriately repaired. The only deficiency that was noted was some deterioration of the brick mortar joints in the cheek walls on each side of the front steps. In the site visit report, it was recommended that the loose mortar be removed, and the joints grouted to prevent further deterioration.

### III. NEW BUSINESS

- A. UPCOMING NOVEMBER SITE VISIT - Mr. Robert Amdur said he has tentatively scheduled a site visit at Wakefield (T-362) for Tuesday, 22 November 2016 at 3 pm. He said he will email details to the Commissioners once the appointment is confirmed.
- B. REVIEW DATE AND TIME OF TCHPC MEETINGS – It was discussed that it might be more convenient for everyone currently attending the TCHPC meetings to change the meeting time back to 3 pm. The date of the meetings would remain as the second Monday of each month. Ms. Florence Ball said the change would need to be advertized, and that she would take care of that if the Commissioners are in agreement of the change. She also suggested that the change should take place beginning with the January 2017 meeting.  
  
*Motion: Mr. Robert Amdur moved to change the time of the monthly Historic Preservation Commission meetings to 3 pm effective January 2017. The motion was seconded by Mr. Victor MacSorley and was unanimously carried.*
- C. FLOOD RISK ASSESSMENT RFP – Mr. Ron Mitchell volunteered to take care of the RFP for Flood Risk Assessment of the water-oriented villages of Tilghman, Neavitt, Newcomb and Royal Oak, once he gets some information from Jen Sparenberg who is the MHT point of contact for this project.
- D. CLG REPORT DUE 31 DECEMBER 2016 – Ms. Marsha Kacher told the Commissioners that Ms. Florence Ball has brought it to her attention that the annual CLG report is due at the end of December. Ms. Kacher said she attempted to enter the information on the website provided for that purpose, but was unsuccessful in doing so due to a flaw in the program. She asked Ms. Florence Ball to find out what format MHT wants for the report so she can prepare it.

NEXT MEETING: The next meeting will be held at 4:00 pm on Monday, 12 December 2016 in Conference Room One.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:55 pm.